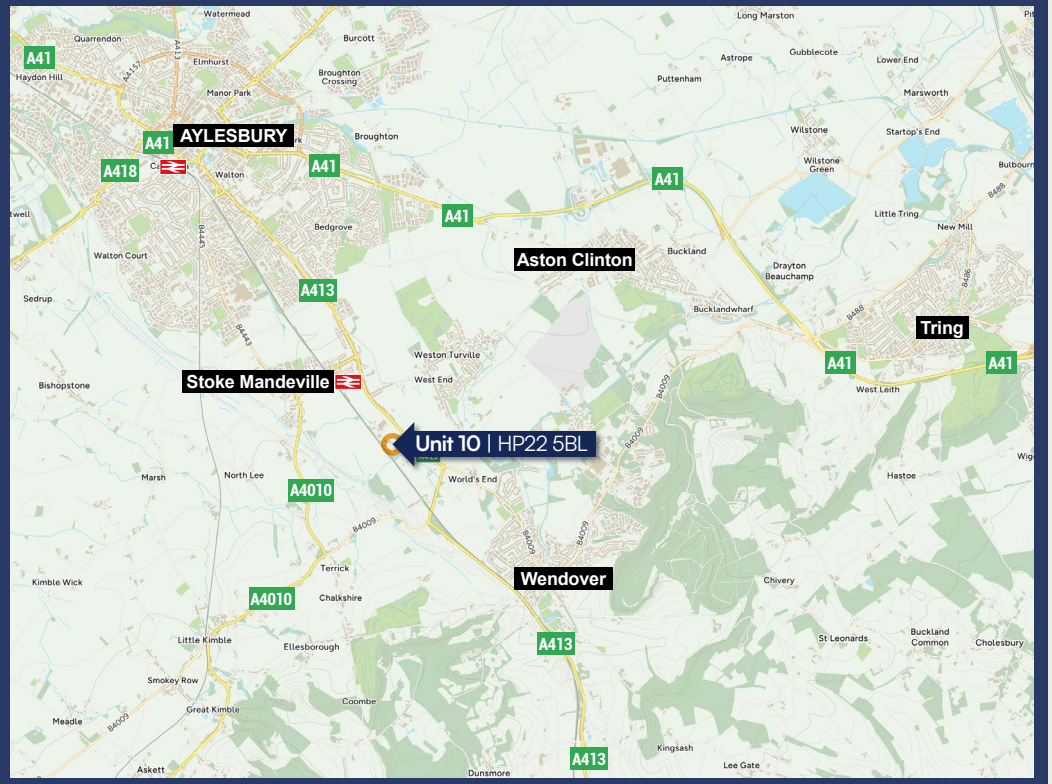
Unit 10 Triangle Business Park | Quilters Way | **Stoke Mandeville** | Aylesbury | **HP22 5BL** |

Location



Unit 10, Triangle Business Park, Quilters Way, Stoke Mandeville is approximately 3 miles southeast of Aylesbury town centre, located on a well-established business park. Local occupiers include Royal Mail, Gibbs Gears Precision Engineers and Entertec Limited.

Aylesbury town centre is easily accessible by road, with the A413 and A418 providing direct routes to surrounding towns and the wider Buckinghamshire area. The M40 and M1 motorway are also both within reach, providing access to Oxford, Birmingham and London.

Aylesbury (3.2 miles) and Stoke Mandeville (1.2 miles) train stations offer regular services to London Marylebone in under an hour.

Local bus routes further connect the business park to Aylesbury and surrounding villages.

Description

Unit 10 is a modern, two storey, steel frame office and laboratory building set within landscaped grounds on a site extending to approximately 1.5 acres, with on-site parking for around 75 vehicles, providing a car parking ratio of 1:178 sq ft.

The ground floor includes laboratory space containing numerous sterile rooms and a plant room housing water filtration/purification M&E with further specialist fit-out potential, while the first floor provides a mix of open-plan and private offices.

The property offers flexible accommodation suitable for a range of occupiers, including office users, research and development, or specialist laboratory operators.

Accommodation

Area	Gross Internal Area [GIA] sq. m.	GIA sq. ft.
Ground Floor	672.17	7,235
First Floor	566.44	6,097
TOTAL	1,238.61	13,332

Planning

Class E (Commercial, Business & Service) use.

The site may be suitable for alternative uses, subject to obtaining the necessary planning consent.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy.

Tenancy Details & Tenure

The property is held **Freehold** Title no. **BM147109.**

EPC

C Rating (58) – Expiring 2 December 2030.

Proposal

Offers are being sought in excess of **£2,000,000 [Two Million Pounds].**

/// drifting.annual.luck

Contacts

Please contact either of the following to arrange a viewing or to request further information:

Sanderson Weatherall

Michael Vaughan
07518 902 315
michael.vaughan@sw.co.uk

Sanderson Weatherall LLP
4th floor, 87-88 Bartholomew Close
London, EC1A 7BL
Office: 0207 851 2100

Duncan Bailey Kennedy
01494 450 951
www.dbk.co.uk

Adrian Dolan
07887 936 117
adriand@dbk.co.uk

Tom Good
07384 466 336
tomg@dbk.co.uk

Duncan Bailey Kennedy LLP
The Mews, 20 Amersham Hill, High Wycombe, Buckinghamshire, HP13 6NZ
Office: 01494 450 951

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP/ Duncan Bailey Kennedy LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP/ Duncan Bailey Kennedy LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall/ Duncan Bailey Kennedy LLP to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL.**November 2025.**